



**SAN MARCOS PLANNING & ZONING COMMISSION
ACTION AGENDA
August 27, 2013
REGULAR MEETING**

Agenda #		Action or Direction
1	Call to Order	Vice Chair Morris called the meeting to order.
2	Roll Call	Chair Taylor was absent
3	Chairperson's Opening Remarks	
	NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.	
4	Consider the request of Chair Taylor and Vice-Chair Morris to rescind the recommendation made by the Planning and Zoning Commission at the June 25th meeting on Case No. LDC-13-04 regarding an amendment to Chapter 8, Article 1, General Definitions of the Land Development Code modifying the definition of Dwelling Unit.	Approved 8-0
5	30 minute Citizen Comment Period	1. Jane Hughson
6	<u>Consent Agenda</u> Consider the approval of the minutes of the Regular Meeting on August 13, 2013.	Approved on Consent
7	<u>Public Hearing</u> CUP-13-25 (Headwaters Draft House) Hold a public hearing and consider a request by HDH LLC for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 205 W. Hopkins Street.	Public Hearing: 1. Kyle Meredith 2. H.C. Kyle 3. Ted Briehe 4. Chris Secrest 5. Rodney VanOudekerke 6. William DuFour 7. Amy Meeks

		<p>A motion to postpone to the Sept. 10, 2013 P&Z meeting was approved 6-0 to allow the applicant time to meet with adjacent property owners.</p> <p>Commissioners Wood and Morris recused themselves from the item.</p>
8	CUP-13-26 (San Marcos Stadium) Hold a public hearing and consider a request by Huckabee Engineering, on behalf of San Marcos CISD, for a Conditional Use Permit to allow metal siding on two new buildings located at 2601 Rattler Road.	<p>Approved 8-0</p> <p>Public Hearing: No comments.</p>
9	CUP-13-27 (Phoenix Learning Center) Hold a public hearing and consider a request by Huckabee Engineering, on behalf of San Marcos CISD, for a Conditional Use Permit to allow metal siding on a new building located at 1301 Highway 123.	<p>Approved 8-0</p> <p>Public Hearing: No comments</p>
10	LDC-13-04 (Multi-family Unit Definition) Hold a public hearing and consider revisions to Chapter 8, Article 1, General Definitions of the Land Development Code to modify the definition of Dwelling Unit and make associated changes.	<p>Public Hearing:</p> <p>1. Lisa Prewitt</p> <p>Approved as submitted 8-0.</p>
11	<p><u>Non-Consent Agenda:</u></p> <p>Discussion and possible direction to staff regarding the process and parameters for conducting the Neighborhood Character Studies under the City's Comprehensive Plan and rewriting the Land Development Code.</p>	John Foreman gave a brief overview.
12.	<p><u>Non-Consent Agenda</u></p> <p>Development Services Report</p> <p>1. Update from staff on the Comprehensive Master Plan.</p> <p>2. American Planning Association Conference.</p>	Matthew Lewis gave a brief overview.
13	<p>Question and Answer Session with Press and Public.</p> <p><i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i></p>	No comments
14	Adjournment	Adjourned at 7:41p.m.